

**Housing Advisory Board (HAB)
Affordable Dwelling Unit Advisory Board (ADUAB)
Joint Meeting
Wednesday – April 7, 2010
Shenandoah Room - Shenandoah Building**

Members Present:

(HAB): Tamar Datan (Chair), Russ Gestl, Jim Anders, Michael Capretti, Tanya McInnis, Debbie Piland, Michael Scheurer, Fr. Art Johnson, James Anders.

(ADUAB): Joseph Paciulli (Chair), Michael Capretti (Vice-Chair)

DFS Staff Present: Sarah Coyle Etro, Assistant Director, Jan Boothby, CDBG Program Manager; Jill Brady, Administrative Assistant

(ADUAB) BOS Representative: Carleton Chambers, Aide to Supervisor Andrea McGimsey

Public Present: Michael Flannagan, Virginia One Development

Call to Order: Tamar Datan called the meeting to order at 4:00 PM.

MEETING MINUTES:

The minutes from March 3, 2010 were unanimously approved as written.

HAB and ADUAB Overview: Joe Paciulli, Chair of the ADUAB and Tamar Datan, Vice-Chair of the HAB, gave a brief overview of the ADUAB and the HAB and the roles they play in connection with affordable housing in Loudoun County.

Presentation on Article 7/1450 Recommendations: Michael Capretti, Chair of the ADUAB, presented the proposed changes to Article 7 and Chapter 1450 that the ADUAB Joint Builders and Zoning/Modifications Committee have been working on. The identified issues under study include: Density Bonus Options, Clarification of Interspersion Rules, ADU Compatibility with Market Rate Units, Introduction of incentives for the development of for-sale and rental units at 50% AMI and below, Examination of Cash Contribution Formula, Extension of Affordability Period, Integration of recent State Code Changes to 2305, Evaluation of the Offering period, Simplification of the Sales Price Determination process in 1450, Exploration of Refinancing Limits for ADU owners, Examination of Condo & HOA Fee exemptions. After confirming that the proposed are in line with the Housing Policies, members of the HAB expressed their support for the work being done and look forward to updates regarding the outcome. The ADUAB invited the HAB to the September 14, 2010 meeting.

HAB and ADUAB 2010 Goals: Joe Paciulli, ADUAB Chair, reported that the proposed revision of Article 7/1450 is the only goal the ADUAB will be working on throughout 2010. Tamar Datan, HAB Vice-Chair, distributed the HAB 2010 Goal document which gives an overview of goals for 2010. The goals include meeting with members of the BOS and providing input into the Route 28 CPAM process.

HAB By-Laws: Revisions to the HAB By-laws were discussed. One minor edit was made and Tamar Datan motioned for approval, Jim Anders seconded the motion. The motion was approved 8-0-4 (Krocker, Self, Steele, Milin absent).

Meeting adjourned 5:30

Next Meeting June 2, 2010